



# Portolio

**5/9 THE BERESFORD 460 SAUCHIEHALL STREET**

Glasgow, G2 3JW

**Fixed Price £129,995**

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Tenanted 1 bed buy-to-let property investment in Glasgow City Centre. This fifth floor property is located within a B Listed Art Deco building that was originally constructed in 1938. The accommodation comprises a hallway, bright open plan living room/kitchen, double bedroom with built in wardrobes, and shower room with plumbed shower. The property benefits from underfloor heating, double glazing, beautiful communal areas, central location, and being compliant for the rental market.

The property is being sold with the tenants in situ as a buy-to-let investment property. The property is fully compliant and the long-term tenant has been resident since December 2021 providing rental income on day 1 of purchase. The current tenancy generates an annual rental income of £9,450 representing an immediate yield of 7%. There is scope to increase the rental for a future tenancy and boost the yield to +8%. The property is let furnished and is sold as seen. The Home Report value is £130K. The factoring charge (including the underfloor heating cost) is approximately £2100 per annum.

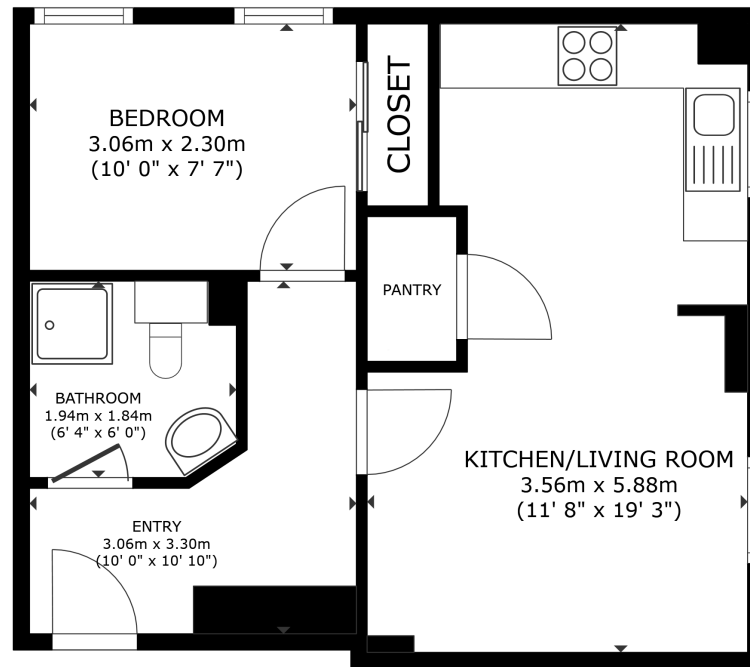
The property is located in Glasgow's vibrant Sauchiehall Street. The property benefits from superb transport links, with nearby bus and subway links, as well as the M8 and national rail connections for travelling further afield. The fantastic public transport allows access to all the city has to offer. Residents also have a wide selection of outstanding amenities and attractions close by that are easily reached by foot.

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## FEATURES

- Buy-To-Let Investment
- Tenanted & Fully Compliant
- 1 Bedroom
- Home Report £130,000
- Current Rental £785pm
- Current Yield 7%
- 42 sq m
- EPC Rating: C
- Furnished Let
- No Buyer Fees



FLOOR PLAN

GROSS INTERNAL AREA  
 FLOOR PLAN 38.9 m<sup>2</sup> (419 sq.ft.)  
 TOTAL : 38.9 m<sup>2</sup> (419 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



### DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.